

APPEAL FORM

YOU MUST SUBMIT YOUR APPEAL BY JUNE 9, 2025

(You may also file on-line at www.arapahoeco.gov/assessor)

PIN # 035262073

OWNER: PORTER LOUISE H

Property Classification: 1212 - 1212 Single Family Residential

PROPERTY ADDRESS: 2762 S BANNOCK ST

APPAISAL PERIOD: Your property has been valued as it existed on January 1 of the current year, based on sales and other information gathered from the 24-month period beginning July 1, 2022 and ending June 30, 2024 (the base period). The current year value represents the market value of your property, that is, an estimate of what it would have sold for on the open market on June 30, 2024. If data is insufficient during the base period, assessors may use data going back in six-month increments from the five-year period ending June 30, 2024. Sales have been adjusted for inflation and deflation when there has been an identifiable trend during the base period, per Colorado Statute. You may file an appeal with the Assessor if you disagree with the current year value or the property classification determined for your property.

What is your estimate of the value of your property as of June 30, 2024

\$

Reason for filing an appeal:

ALL PROPERTY TYPES (Market Approach)

The market approach utilizes sales of similar properties from July 1, 2022 through June 30, 2024 (the base period) to develop an estimate of value. Colorado Law requires the Assessor to exclusively use the market approach to value residential property. All sales must be adjusted for inflation or deflation to the end of the data-gathering period, June 30, 2024. If you believe that your property has been incorrectly valued, and are aware of sales of similar properties that occurred in your immediate neighborhood during the base period, please list them below.

PIN #

Property Address

Date Sold

Sale Price

COMMERCIAL PROPERTY (does not include single-family homes, condominiums or apartments)

Commercial and industrial properties are valued based on the cost, market and income approaches to value. Using the income approach, the net operating income is capitalized into an indication of value. If your commercial or industrial property was not leased from July 2022 through June 2024, please see the market approach section above. If your property was leased during the data gathering period, please attach an operating statement indicating your income and expense amounts. Also, please attach a rent roll indicating the square footage and rental rate for each tenant occupied space. If known, attach a list of rent comparables for competing properties. You may also submit any appraisals performed in the base period on the subject property, and any other information you wish the Assessor to consider in reviewing your property value. Please provide contact information if an on-site inspection is necessary:

Print Name

Daytime Telephone / Email

ATTESTATION: I, the undersigned owner/agent of this property, state that the information and facts contained herein and on any attachment constitute true and complete statements concerning the described property. I understand that the current year value of my property may increase, decrease, or remain unchanged, depending upon the Assessor's review of all available information pertinent to the property.

☐

Owner

☐

Agent

Signature

Date

Owner Email Address

OWNER AUTHORIZATION OF AGENT:

Print Owner Name

Owner Signature

Print Agent Name

Agent Signature

Date


Agent Telephone

Agent Address

Agent Email Address

If mailed - postmarked no later than June 9 - send to: PK Kaiser, MBA, MS, Assessor, 5334 S. Prince Street, Littleton, CO 80120-1136

RETAIN A COPY OF THE NOTICE OF VALUATION AND YOUR APPEAL FOR YOUR RECORDS



ARAPAHOE COUNTY


REAL PROPERTY

NOTICE OF VALUATION

PK Kaiser, MBA, MS, Assessor

T H I S I S N O T A T A X B I L L

Scan to see map ---->



LITTLETON OFFICE
5334 S. Prince Street
Littleton, CO 80120-1136
Ph: 303-795-4600
Fax: 303-797-1295
TDD: Relay-711

AURORA OFFICE
15400 E. 14th Pl Suite 500
Aurora, CO 80011
Ph: 303-795-4600
Fax: 303-636-1380
TDD: Relay-711

LOUISE H PORTER
2762 S BANNOCK ST
ENGLEWOOD CO 80110-1515

www.arapahoeco.gov/assessor

TAX YEAR	TAX AREA	PIN NUMBER	AIN	DATE	
2025	0010	035262073	1971-34-2-37-002	04/16/2025	
PROPERTY ADDRESS		LEGAL DESCRIPTION			
2762 S BANNOCK ST		LOT 2 BLK 1 BANNOCK SUB Township T4S MapPlatB 514 MapPlatP 56 SubdivisionCd 003585 SubdivisionName BANNOCK SUBDIVISION Block 001 Lot 002			
PROPERTY CLASSIFICATION		CURRENT YEAR ACTUAL VALUE AS OF JUNE 30, 2024	PRIOR YEAR ACTUAL VALUE AS OF DECEMBER 31, 2024	CHANGE IN VALUE	
Residential					
TOTAL		\$779,100	\$893,900	-\$114,800	

PROPERTY CHARACTERISTICS ARE SHOWN ON THE REVERSE SIDE OF THIS FORM

An assessment rate will be applied to the actual value of your property before property taxes are calculated. At the time of print, the 2025 Assessment Rate had not been established.

A change in the assessment rate is NOT grounds for objection or abatement of taxes. 39-5-121(1), C.R.S.

If you would like information about the approach used to value your property, please contact your county assessor.

If you disagree with the Assessor's valuation, you may file an appeal by JUNE 9, 2025 RESIDENTIAL PROPERTY OWNERS (excluding multi-family, commercial and vacant land property owners) may also file online at www.arapahoeco.gov/assessor

YOUR RIGHT TO APPEAL THE PROPERTY VALUATION AND/OR CLASSIFICATION TO THE ASSESSOR EXPIRES
JUNE 9, 2025



APPEAL PROCEDURES

MAIL TO: ASSESSMENT DIVISION - REAL PROPERTY APPEAL, 5334 S. Prince Street, Littleton, CO 80120-1136

APPEAL OPTIONS: Appeals for all property types also include drop box, phone appointments and walk-in appointments. To enhance your experience, we are offering phone appointments with appraisal staff responsible for your area. You may request a phone appointment using our website by clicking on [Schedule Appeal Appointment](#) or by calling our office at 303-795-4600. Telephone hours of service for phone appointments: 303-795-4600; Monday - Friday, 7:30 a.m. - 4:30 p.m. Walk-in appointments may be made May 1, 2025 - May 23, 2025 only. County building doors close at 4:00 p.m.

APPEALING THE ASSESSOR'S DECISION: If you are not satisfied with the Assessor's determination regarding your appeal, or if you do not receive a Notice of Determination from the Assessor and wish to continue your appeal, you **MUST** file a written appeal with the County Board of Equalization on or before September 15, 2025.

NOTE: Please observe the appeal deadlines; after these dates your right to appeal is lost. To preserve your appeal rights you may be required to prove you have filed a timely appeal; therefore, we recommend all correspondence be mailed with a proof of mailing (i.e. registered or certified mail).

APPEALS WILL NOT BE ACCEPTED AFTER JUNE 9, 2025

PARCEL ID STREET # STREET STREET TYPE APT # DWELLING	SUBJECT	SALE 1	SALE 2	SALE 3	SALE 4	SALE 5
	*****	*****	*****	*****	*****	*****
	035262073	035262073001	035459390001	035459381001	031022754001	035573176001
	2762 S	2762 S	3095 S	3097 S	2908 S	2949 S
	BANNOCK	BANNOCK	CHEROKEE	CHEROKEE	CHEROKEE	ELATI
	ST	ST	ST	ST	ST	ST
	*****	*****	*****	*****	*****	*****
	779100	779100	940800	926000	1032200	939000
	795000	795000	960000	899000	1025000	939000
	0	0	0	0	-3000	0
1971-34-2-37-002	1971-34-2-37-002	1971-34-2-21-031	1971-34-2-21-030	1971-34-2-15-002	1971-34-2-12-024	
601	601	601	601	601	601	
414999	414999	414999	414999	414999	414999	
1240	1240	1240	1240	1240	1240	
200000	200000	200000	170000	200000	180000	
Townhomes	Townhomes	Townhomes	Townhomes	Townhomes	Townhomes	
3 Story	3 Story	3 Story	3 Story	3 Story	3 Story	
2017	2017	2021	2021	2022	2023	
0	0	0	0	0	0	
B	B	A	A	A	A	
2464	2464	2451	2449	2416	2507	
0	0	0	0	974	0	
0	0	0	0	894	0	
0	0	0	0	0	0	
0	0	0	0	0	0	
400	400	410	410	473	400	
154	154	20	20	229	0	
432	432	294	294	375	338	
4	4	4	4	5	5	
0	0	1	1	1	1	
0	0	0	0	0	0	
791005	791005	951586	921273	1063709	951223	
VALUATION	*****	*****	*****	*****	*****	*****
SALE DATE		07/05/2022	07/29/2022	10/05/2022	04/22/2024	06/05/2024
Time Adj Sale Price		779,100	940,800	926,000	1,032,200	939,000
Adjusted Sale Price		779,100	780,219	795,732	759,496	778,782
ADJ MKT \$	779,100					